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VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT



DOBBS FERRY — NEW YORK —

Village of Dobbs Ferry Land Use Approval Application

Name of Proposed Development 99 Main Street

Applicant:

Name Michael Lewis Architects PC

Address 145 Palisade Street #307. Dobbs Ferry, NY 10522

Telephone 914 231 7700

Email Address info@mlarchitect.com

Plan Prepared by:

Name Michael Lewis Architects PC

Address 145 Palisade Street #307. Dobbs Ferry, NY 10522

Telephone 914 231 7700

Email Address info@mlarchitect.com

Request for Site Plan ☐

Subdivision ☐

Special Permit ☒

Architect (Contact Information) Michael Lewis Architects PC - see info above

Engineer (Contact Information) _____

Owner (if different from Applicant)

Name Jac Zadrima

Address 99 Main Street. Dobbs Ferry, NY 10522

Telephone 914 559 4172

Ownership intentions, i.e. purchase options Commercial space Basement and 1st Floor - 3
Apartments on 2nd, 3rd, 4th Floors

Property Information

Location of site 99 Main Street - West side of Main Street - just South of Elm Street
Between Midnight Run and DJ's Cleaners

Tax map description:

Sheet 3.80-40-9 Block _____ Lot/Parcel _____

Current Zoning Classification Mixed Use - DB - Downtown Business

Description of Project Existing Building is 2 Floors, 1 story on Main Street Basement.

We previously filed and were approved for renovation work on the Basement and 1st Floor under

Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and
add 3 Floors of apartments above the 1st Floor and a 4th floor setback 12' from the front of th building.

As per Downtown District Code 300-36 - E1 - the Proposed building would be 3 stories under 40' tall and
at the discretion of the Board of Trustees, a 4th floor setback 12' from the front of the building.

Signature of Applicant, if Owner or Signature of Owner 

Date 2.14.24

Short Environmental Assessment Form **Part 1 - Project Information**

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BUILDING DEPARTMENT**

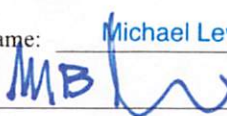
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 99 Main Street			
Project Location (describe, and attach a location map): 99 Main Street - West side of Main Street - just South of Elm Street			
Brief Description of Proposed Action: Existing Building is 2 Floors, 1 story on Main Street and a Basement We previously filed and were approved for renovation work on the Basement and 1st Floor under Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and add 3 Floors of apartments above the 1st Floor (4th floor setback 12' from the front of the building). As per Downtown District Code 300-36 - E1 - the proposed building would be 3 stories under 40' tall and at the discretion of the Board of Trustees, a 4th floor setback 12' from the front of the building.			
Name of Applicant or Sponsor: Michael Lewis Architects PC		Telephone: 914 231 7700 E-Mail: info@mlarchitect.com	
Address: 145 Palisade Street #307.			
City/PO: Dobbs Ferry, NY		State: New York	Zip Code: 10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2,874 SF = .07 Acres acres	
b. Total acreage to be physically disturbed?		0 SF = 0 Acres acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2,874 SF = .07 Acres acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>Rooftop Solar panels</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The existing Roof stormwater is drained to the rear of the building through gutters and downspouts to existing storm drains. The proposed work does not increase building - roof footprint.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Lewis Architects PC</u> Date: <u>2.14.24</u>		
Signature: <u></u> Title: <u>Architect</u>		





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VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Village of Dobbs Ferry Building Department
Village Hall - 112 Main Street Dobbs Ferry,
New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470

LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant: Michael Lewis Architects PC

Mailing address: 145 Palisade Street #307. Dobbs Ferry, NY 10522

Telephone number: 914 231 7700

Tax Lot#: 3.80-40-9

Application number, if any: A2024 - 0047

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 - LWRP Consistency Law**. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program(LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):

a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) Construction

b) Financial assistance (e.g., grant, loan, subsidy) No

- c) Permit, approval, license, certification DOB, B.O.T. Planning Board / AHRB approvals
d) Party or Agency undertaking action: DOB, B.O.T. Planning Board / AHRB approvals

2. Describe nature and extent of action: _____
We previously filed and were approved for renovation work on the Basement and 1st Floor under Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and add 3 Floors of apartments above the 1st Floor and a 4th floor setback 12' from the front of the building.
3. Location of action (Street or Site Description): _____
99 Main Street - West side of Main Street - just South of Elm Street

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- ☐ 1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.
- ☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.
- ☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- ☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- ☒ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

☒ YES ☐ NO ☐ Not Applicable

Community Character - We are renovating an old (not original) building with a new facade on Main Street

2. Does the proposed action preserve historic and archaeological resources?

☐ YES ☐ NO ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☒ YES ☐ NO ☐ Not Applicable

Visual Quality of the Community - We are renovating an old (not original) building with a new facade on Main Street - the original building was destroyed in the Main Street fire of 1918

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

☐ YES ☐ NO ☒ Not Applicable

5. Does the proposed action protect or improve water resources?

☐ YES ☐ NO ☒ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☐ NO ☒ Not Applicable

7. Does the proposed action protect and/or improve air quality?

☒ YES ☐ NO ☐ Not Applicable

Old furnace and wall thru air conditioners replaced by new modern , efficient HVAC system

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☐ NO ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☒ NO ☐ Not Applicable

Not directly but yes if you count the recreation fees to be paid

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

☐ YES ☐ NO ☒ Not Applicable

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☒ Not Applicable

No but we are proposing a small fish plaque on the front facade, in honor of the building owner and our location near the Hudson River

12. Does the proposed action protect agricultural lands?

☐ YES ☒ NO ☐ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's

Name: _____ Telephone: _____

Title: _____ Agency: _____ Date _____

Consistency Determination

☐ Yes

☐ No